115.0	0003	0015.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,185,000 /	1,185,000
USE VALUE:	1,185,000 /	1,185,000
ASSESSED:	1,185,000 /	1,185,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RICHARDSON SUSAN L & BURT
Owner 2:	
Owner 3:	
Street 1:	48 BRAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RICHARDSON BURT & SUSAN -
Owner 2:	-
Street 1:	48 BRAND ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .515 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1964, having primarily Vinyl Exterior and 3243 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	22446.000	438,700		746,300	1,185,000
Total Card	0.515	438,700		746,300	1,185,000
Total Parcel	0.515	438,700		746,300	1,185,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.37 | /Parcel: 365.37

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	74092
GIS Ref	
GIS Ref	
Insp Date	09/07/18

!8968!

PREVIOUS ASSESSMENT

Parcel ID 115.0-0003-0015.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	438,700	0	22,446.	746,300	1,185,000		Year end	12/23/2021
2021	101	FV	425,800	0	22,446.	746,300	1,172,100		Year End Roll	12/10/2020
2020	101	FV	426,000	0	22,446.	746,300	1,172,300	1,172,300	Year End Roll	12/18/2019
2019	101	FV	311,700	0	22,446.	757,000	1,068,700	1,068,700	Year End Roll	1/3/2019
2018	101	FV	308,900	0	22,446.	565,100	874,000	874,000	Year End Roll	12/20/2017
2017	101	FV	308,900	0	22,446.	511,800	820,700	820,700	Year End Roll	1/3/2017
2016	101	FV	308,900	0	22,446.	490,400	799,300	799,300	Year End	1/4/2016
2015	101	FV	306,200	0	22,446.	415,800	722,000	722,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:14:29

LAST REV

Date	Time
09/26/18	09:53:22
apro	

TAX DISTRICT | PAT ACCT. 8968

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICHARDSON BURT	62785-176		10/15/2013	Convenience	1	No	No		
	21391-373		8/1/1991		140,000	No	No		Y

USER DEFINED

Prior Id # 1:	74092
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/10/1999	69	Addition	60,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	MEAS&NOTICE	CC	Chris C
1/12/2009	Meas/Inspect	336	PATRIOT
2/8/2000	Measured	264	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		22446		Sq. Ft.	Site		0	70.	0.48	5			Topo	-5					746,330						746,300	

Total AC/HA:	0.51529	Total SF/SM:	22446	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	746,330	Spl Credit		Total:	746,300

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.99494088
Const Adj.:	0.97359574
Adj $ / SQ:	125.927
Other Features:	121137
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	538953
Depreciation:	100245
Depreciated Total:	438708

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB	2				

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

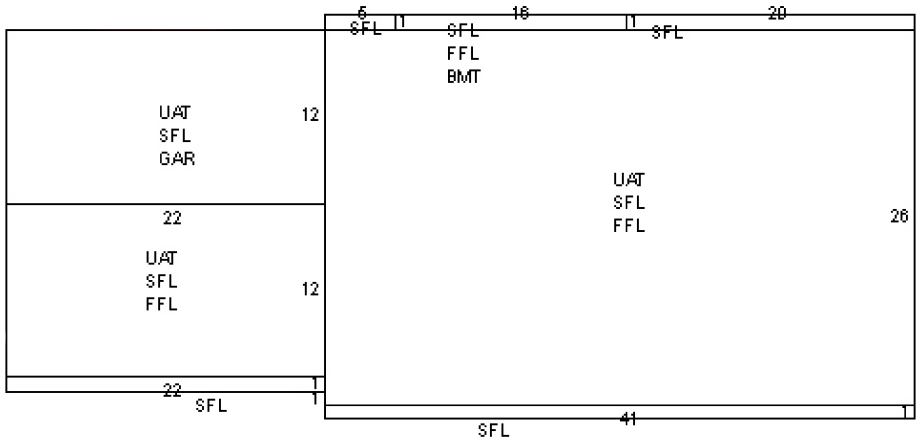
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	125.93
Special Features:	0	Val/Su Net:	117.84
Final Total:	438700	Val/Su SzAd	144.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,698	125.930	213,824
FFL	First Floor	1,346	125.930	169,498
UAT	Upper Attic	399	69.260	27,600
GAR	Garage	264	23.820	6,289
BMT	Basement	16	37.780	604

Net Sketched Area:	3,723			Total:	417,815
Size Ad	3044	Gross Area	4918	FinArea	3243

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

115.0-0003-0015.B